



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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February 6, 2004

PUBLIC HEARING

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the February 5, 2004 Public Hearing and Business Meeting

1. Case #239-ZO-03 Rehearing – Mary Caron Ernst (Owner) proposes to provide an exit from second level to grade with a 4' x 4' landing & stairs and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted August 22, 2003, at **700 Pine St. Granted**
2. Case #256-ZO-03 Rehearing – Julie Jones (Owner) proposes to rebuild existing porches, also maintain staircase from second floor and seeks a **variance** from Section 6.07 side and rear setbacks of the Z.O., as per plans submitted October 23, 2003 at **706 Beech St. - Granted**
3. Case #22-ZO-04 – Mitchell Sawaya (Owner) proposes to maintain a 9' x 30' open deck in front yard and a 12' x 24' deck in rear yard and seeks a **variance** from Sections 6.07 front yard setback and rear yard setback of the Z.O., as per plans submitted December 19, 2003 at **26 Lamonte St. - Granted**
4. Case #23-ZO-04 – David Corriveau (Owner) proposes to build a 16' x 26', 1-stall garage seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted December 22, 2003 at **111 Sherwood Dr. - Denied**
5. Case #24-ZO-04 – Postponed until the March 4, 2004 public hearing.
6. Case #25-ZO-04 – John Coughlin (Owner) proposes to build a 19' x 24', 2-story, 1-stall garage with master bath above; also maintain existing shed and seeks a variance from Section 6.07 side yard setback and 8.24 (A) (3) accessory structure of the Z.O., as per plans submitted January 2, 2004 at **70 Healion St. – Granted with stipulation: Shed must be brought into compliance.**

7. Case #26-ZO-04 – John Annick (Agent) proposes to change use from dental/real estate office to insurance office on first floor, maintain second floor apartment, also erect a 2' x 6' non-illuminated sign and seeks **variance** from Section 5.10 (H-1) (1) Insurance Office of the Z.O., as per plans submitted December 24, 2003 at **23 So. Mammoth Rd. - Granted**
8. Case #27-ZO-04 – Attorney David Eby (Agent for Greater Habitat for Humanities, Inc.) proposes to build a 2-family home with parking and seeks a **variance** from Section 6.07 lot area and front yard setback, 10.09 (B) parking setbacks and 10.08 (A) driveway location and Article 3.03 “Street” of the Z.O.; also RSA 674:41 “Erection of Buildings”, all as per plans submitted January 7, 2004 at **468 Wentworth St. –Section 6.07 lot area and front yard setback, 10.09 (B) parking setbacks and 10.08 (A) driveway location is approved. Article 3.03 Denied.**
9. Case #28-ZO-04- – Zahid Alaim (Owner) proposes to maintain auto repair use (2 bays) and allow for auto sales of up to six cars; also convert third repair bay and front portion of a convenience store with gasoline sales and seeks a **variance** from Sections 5.10 (F) (3) Convenience Retail Store and 5.10 (I) (1) Sales of Motor Vehicles of the Z.O., as per plans submitted January 12, 2004 at **495 Front St. – Tabled**

BUSINESS MEETING

Request for Rehearing:

Case #261-ZO-03 – **1111 Candia Rd.** (increase emission stacks) **Denied**

William T. Larkins, Chairman

Anyone aggrieved by the decision of the Board may request a rehearing within 30 days, per RSA 677:2.